## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

34 Agnew Street, Brighton Vic 3186

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$2,400,000		&		\$2,600,000			
Median sale pi	rice							
Median price	\$4,135,000	Pro	operty Type	Hou	se		Suburb	Brighton
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	12 Oxford St BRIGHTON EAST 3187	\$2,500,000	24/03/2024
2	9 Lockwood Av BRIGHTON EAST 3187	\$2,500,000	02/03/2024
3	5 Davies St BRIGHTON EAST 3187	\$2,450,000	17/05/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

29/05/2024 15:46









Rooms: 4 Property Type: Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price March quarter 2024: \$4,135,000

# **Comparable Properties**



12 Oxford St BRIGHTON EAST 3187 (REI/VG) Agent Comments



Price: \$2,500,000 Method: Private Sale Date: 24/03/2024 Property Type: House Land Size: 696 sqm approx

9 Lockwood Av BRIGHTON EAST 3187 (REI)

Agent Comments



Price: \$2,500,000 Method: Auction Sale Date: 02/03/2024 Property Type: House (Res)

5 Davies St BRIGHTON EAST 3187 (REI)



Agent Comments



Price: \$2,450,000 Method: Sold Before Auction Date: 17/05/2024 Property Type: House (Res) Land Size: 633 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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